

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration and Urban Development Department – Development of Uppal Bhagat Layout - Administrative sanction for an amount of Rs.206.66 crores duly sharing of the Hyderabad Metropolitan Water Supply & Sewerage Board and Hyderabad Metro Rail Limited for Development of Uppal Bhagat Layout to an extent of Ac.413.32 – Sanctioned - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.Ms.No. 404 .

Dated:20.10.2012.

Read the following:

1. G.O.Ms.No.36, Municipal Administration and Urban Development Department (I1) Department, Dated 22.01.2011.
2. G.O.Ms.No.176, Municipal Administration and Urban Development Department (I1) Department, Dated 17.04.2012.
3. G.O.Ms.No.184, Municipal Administration and Urban Development Department (I1) Department, Dated 25.04.2012.
4. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad Letter No.13721/HMDA/ Dev./CE/2011, dated 30.06.2011, 11.11.2011, 29.10.2011, 13.08.2012, 30.06.2012, 23.08.2012, 13.09.2012 & 28.09.2012.
5. From the Managing Director, HMWS&SB, Letter No. HMWSSB/MD/NRCD Ph-II/STPs-Land/Uppal- Bhagat/2012-13/ 500, dated 06.10.2012.
6. From the Managing Director, Hyderabad Metro Rail Limited, Hyderabad, letter No.040/HMR/LA/2007, dated 12.10.2012.

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ORDER:

In the G.O. 1st read above, orders have been issued (i) for allotment of 1000 Sq. Yards developed area Per Acre in lieu of compensation to the land owners who have given willingness, under Section 31 of Land Acquisition Act, at Uppal Bhagath & Ramanthapur Bhagath Villages for the land acquired for the purpose of Musi River Conservation and River Front Development and (ii) for allotment of land to an extent of 104 Acres to Hyderabad Metro Rail Limited and 150 Acres to Hyderabad Metropolitan Water Supply & Sewerage Board by collecting the development charges of Rs.25 Lakhs Per Acre, for the land acquired for the purpose of Musi River Conservation and River Front Development.

2. In the G.O. 2nd read above, orders have been issued for change the land use from Conservation Use Zone to Residential Use Zone for the land to an extent of Ac.100 in Uppal Bhagat and Change of Land from Open Space Use Zone to Residential Use Zone to an extent of Ac.68.30 in Uppal Bhagat.

3. In the G.O. 3rd read above, orders have been issued for permitting the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority to allot 42 acres of land out of 150 acres already allotted to Hyderabad Metropolitan Water Supply & Sewerage Board to the Hyderabad Metro Rail Limited in addition to the 104 acres of land already allotted on payment of development charges as specified in G.O.Ms.No.36, MA, dated 22.01.2011 (or) as per actuals in case of Hyderabad Metropolitan Development Authority incurs higher cost for development of the layout in modification to the earlier orders issued in G.O.Ms.No.36, MA dated 22.01.2011 and subject to following the other stipulations laid down in the matter.

4. In the reference 4th read above, the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority has informed that the Tender Committee constituted by Government vide G.O.Ms.No.819, MA, dated 16.11.2007 in its meeting held on 13.9.2012, evaluated the financial bids of the work for development of necessary Infrastructure for a residential layout (413.32 Acres) at Uppal Bhagat Village, Uppal Mandal, Ranga Reddy District and recommended to Hyderabad Metropolitan Development Authority for award of work to M/s.RMN Infrastructure Projects Limited, Hyderabad, who has quoted the lowest tender amount of Rs.77,30,54,491.78, which is 19.35% less than the Estimated Contract Value of Rs.95,85,30,058.00 and requested the Government to take necessary action in the matter.

5. Further, the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority has also requested the Government to accord administrative sanction for the full project cost of Rs.206.66 Crores for Development of Necessary Infrastructure for a residential layout (413.32 Acres) at Uppal Bhagat Village, Uppal Mandal, Ranga Reddy District. In addition, the Hyderabad Metro Rail Limited and Hyderabad Metropolitan Water Supply & Sewerage Board will pay Centage charges of Rs.8.18 Crs and Rs.6.05 Crs to the HMDA for execution of the above project and necessary Board Resolution will also obtained in the matter. The details are mentioned below:

... 2.

Agency	Allotment of land Acres	% of Share	Dev. Cost of Sharing Rs. in Cr.	Add Centage Charges (Dept. expenses) 10% Rs. in Cr.	Total cost Rs. in Cr.
1	2	3	4	5	6
HMRL	146.00	39.56	81.75	8.18	89.93
HMWS & SB	108.00	29.26	60.47	6.05	66.52
HMDA	115.08	31.18	64.44		
	Total	100.00	206.66		

6. In the reference 5th read above, the Managing Director, Hyderabad Metropolitan Water Supply & Sewerage Board informed that the Hyderabad Metropolitan Water Supply & Sewerage Board is agreed in principle to bear the indicated share cost of Rs.66.52 crores towards the land to be provided by Hyderabad Metropolitan Development Authority adjacent to the existing Nallacheruvu STP for construction of additional STPs under NRCD Phase-II. The NRCD Phase-II project is under final sanction stage at Government of India and Government of Andhra Pradesh under 70% and 30% sharing basis. Further, under this project the land cost for the STPs will be provided by the Government of Andhra Pradesh, therefore after receipt of the approval for the project and receipt of funds towards land cost from Government of Andhra Pradesh, the above share cost of Hyderabad Metropolitan Water Supply & Sewerage Board will be remitted accordingly, duly taking Board Resolution as desired.

7. In the reference 6th read above, the Managing Director, Hyderabad Metro Rail Limited informed that Hyderabad Metro Rail has no objection for sharing of development cost to an amount of Rs.89.93 Crores for development of layout in an extent of 413.32 Acres at Uppal Bhagath Village by Hyderabad Metropolitan Development Authority with an estimated cost of Rs.206.66 Crores and Hyderabad Metro Rail Limited Board Resolution will be submitted in due course. Further, he has informed that as per the decision taken by the Government in the meeting held on 23.5.2012 Hyderabad Metro Rail Limited has already paid an amount of Rs.45 Crores (50% of HMR share) to Hyderabad Metropolitan Development Authority and requested the Government to accord administrative sanction at the earliest for development of layout in Uppal Bhagath Area.

8. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority in his report, dated 28.09.2012 has informed that the above work already placed in the Hyderabad Metropolitan Development Authority Board meeting held on 16.01.2012 and also in the Hyderabad Metropolitan Development Authority executive committee meeting held on 22.06.2012 and in recent Hyderabad Metropolitan Development Authority executive committee meeting held on 26.09.2012, the sharing of the project cost among the land allotted agencies i.e., Hyderabad Metro Rail Limited, Hyderabad Metropolitan Water Supply & Sewerage Board and Hyderabad Metropolitan Development Authority was placed before the committee. The necessary Hyderabad Metropolitan Development Authority Board resolution will also be obtained, and to avoid delay, a note will be placed to the Vice-chairman and Chairman of the Board for approval and place in the next Hyderabad Metropolitan Development Authority Board for ratification. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority has therefore requested the Government to accord administrative sanction duly mentioning the fund sharing and permit Hyderabad Metropolitan Development Authority to enter into the agreement with the L1, as recommended by the Tender Committee, before expiring the tender validity period i.e., up to 20th November, 2012 which was already extended twice by the bidder.

9. Government after careful examination of the matter hereby accord administrative sanction for an amount of Rs.206.66 crores (Rupees two hundred six crores and sixty six lakhs only) for development of layout in Uppal Bhagat Village for Ac. 413.32 with the funding pattern of Rs.89.93 Crores from Hyderabad Metro Rail Limited, Rs.66.52 crores from Hyderabad Metropolitan Water Supply & Sewerage Board and Rs.64.44 Crores from Hyderabad Metropolitan Development Authority respectively subject to condition that: (i) Government will not contribute funds now and later; (ii) Hyderabad Metropolitan Development Authority, Hyderabad Metro Rail Limited and Hyderabad Metropolitan Water Supply & Sewerage Board shall obtain resolutions of their Boards giving consent to contribute the said funds; (iii) 50% of developed land will be finally remain with Government / Government agencies; and (iv) Title of the land proposed to be developed shall be examined by appropriate departments / agencies to avoid litigation and financial loss in future.

10. Government further ratify the action of the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority for calling the tenders in anticipation of administrative sanction for development of Uppal Bhagat Layout keeping in view the urgency expressed by the competent authorities and also hereby permit the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority to award the work for development of necessary infrastructure for residential layout (413.32 Acres) at Uppal Bhagat Village, Uppal Mandal, RR District to M/s.RMN Infrastructure Projects Limited, Hyderabad, who has quoted the lowest tender amount of Rs.77,30,54,491.78, which is 19.35% less than the Estimated Contract Value of Rs.95,85,30,058.00 duly following all Tender Rules and other rules enforced in the matter.

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11. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad is requested to take necessary further action duly following all the rules and procedures prescribed in the matter.

12. The Managing Director, Hyderabad Metropolitan Water Supply & Sewerage Board and Managing Director, Hyderabad Metro Rail Limited shall also take necessary further action in the matter accordingly.

13. This order issues with the concurrence of Finance (Expr.,M&F) Department vide their U.O No.2361/327/A1/Expr.M&F/2012, dated 05.09.2012.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.
The Managing Director, Hyderabad Metro Water Supply and Sewerage Board, Hyderabad.
The Managing Director, Hyderabad Metro Rail Limited, Hyderabad.
The District Collector, Hyderabad.
The District Collector, Ranga Reddy District.

Copy to:

The Revenue Department (LA) Department.
The Private Secretary to Secretary to Chief Minister
The Private Secretary to Minister for MA&UD.
Sf/Sc.

//FORWARDED::BY ORDER//

SECTION OFFICER